



## Department of Environment Land, Water and Planning

8 Nicholson Street  
East Melbourne, Victoria 3002  
Telephone: 136 186  
DX 210098  
[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

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Mr Martin Cutter  
Chief Executive Officer  
Melbourne City Council  
GPO Box 1603  
Melbourne VIC 3001

Att: Debbie Payne, Strategic Planner, [deborah.payne@melbourne.vic.gov.au](mailto:deborah.payne@melbourne.vic.gov.au)

Dear Mr Cutter

### MELBOURNE PLANNING SCHEME AMENDMENT C271 (GUILDFORD AND HARDWARE LANEWAYS – PERMANENT HERITAGE OVERLAY)

I refer to your council's application for authorisation to prepare the above amendment to the Melbourne Planning Scheme.

The amendment proposes to implement the findings of the Guildford and Hardware Lanes Heritage Study May 2017 by applying the Heritage Overlay. The amendment also amends 22.04 (Heritage Places within the Capital City Zone Policy), the Schedule to Clause 43.01 (Heritage Overlay) and inserts two new incorporated documents titled, "*Guildford and Hardware Laneway Heritage Study 2017: Statements of Significance*" and "*Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory*."

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act), I authorise your council as planning authority to prepare the amendment.

As per the letter requesting further information for amendment C301, I suggest you address the following matters prior to exhibition.

- Correction of the mapping of 361-365 Little Lonsdale Street on amendment map 8HO1 to reflect the description in the table for HO1204 on p10 of the *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance* which states *'the property as it addresses Little Lonsdale Street is located outside the proposed precinct. Only the rear (VHR-listed) part of the property addressing Heape Court is included in the precinct....'*
- Address the following errors in the Incorporated Document *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance*:
  - 25-31 Niagara Lane and 29 Sutherland Street are missing from table for HO1205,
  - Where Elizabeth Street abuts the proposed HO1204, the Heritage Overlay should apply to western half the width of Elizabeth Street. Existing precinct HO509 and HO502 already apply to the eastern half of Elizabeth Street.
  - HO1204 and HO1205 - It is preferable that within the precinct boundaries, individually significant, contributory and non-contributory buildings are mapped as well as described in the table. This would clarify address ambiguities and assist the reader.

#### Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report [Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act the amendment must be submitted to the Minister at least 10 business days before council first gives notice of the amendment.

Please submit the amendment electronically to [planning.amendments@delwp.vic.gov.au](mailto:planning.amendments@delwp.vic.gov.au)

If you have any further queries in relation to this matter, please contact, Hannah Pascoe, Planner of Planning Services on (03) 8392 5506.

Yours sincerely



**STEVEN COX**  
Manager, State Planning Services

8/8/2017